



HERON QUARTER II

WOODBERRY DOWN

APARTMENT SPECIFICATIONS

One & Two Bedroom
Shared Ownership Apartments





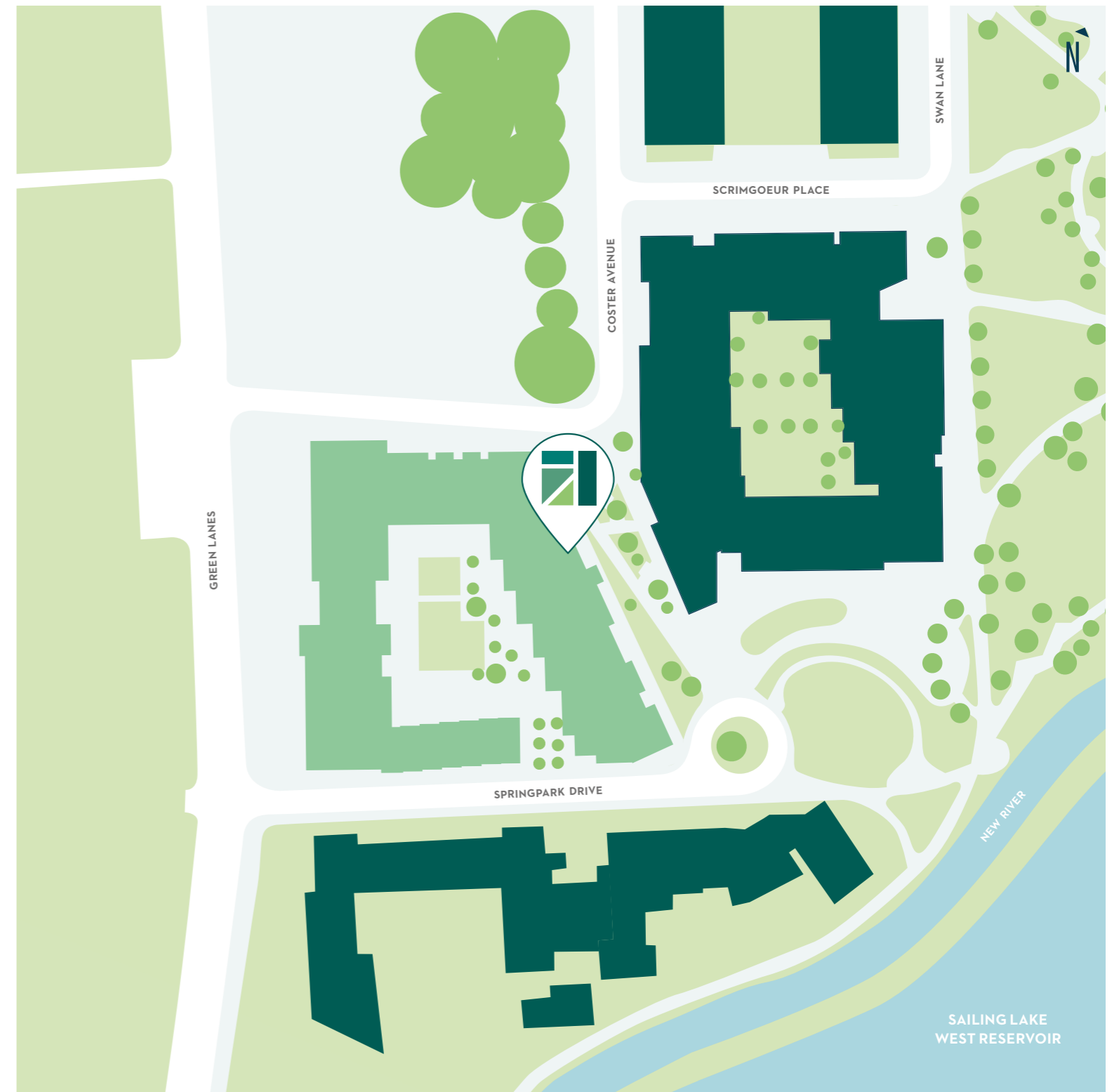
NEXT PHASE OF

HERON QUARTER

Discover a fresher way to live at Heron Quarter II, a stunning collection of 1 & 2 bedroom apartments available with Shared Ownership, moments from the serene lake at Woodberry Down.

Located just a few minutes' walk from Manor House underground station, Heron Quarter offers contemporary living spaces near to fantastic transport links, acres of green space and a thriving community with lots of cafés and shops close by.

LOCATION OF DEVELOPMENT



FLOOR PLANS

HERON QUARTER II | NOTTING HILL GENESIS



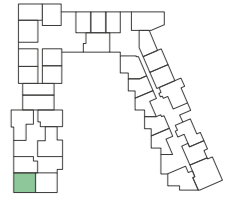
Computer Generated Image of Heron Quarter II

FLOOR PLANS

PLOT 2 1 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

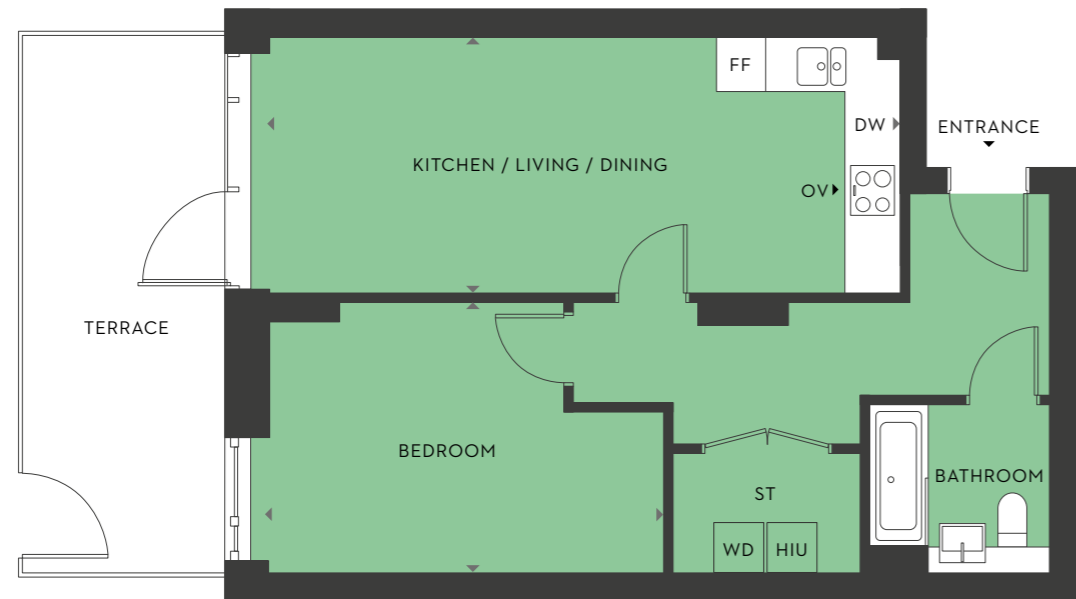
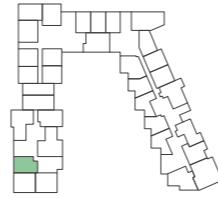
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	6.3m x 5.0m	20'6" x 16'4"
Bedroom	3.7m x 3.6m	12'1" x 11'7"
Total	66.2 sq m	712 sq ft
Terrace	38.9 sq m	418 sq ft

PLOT 3 1 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

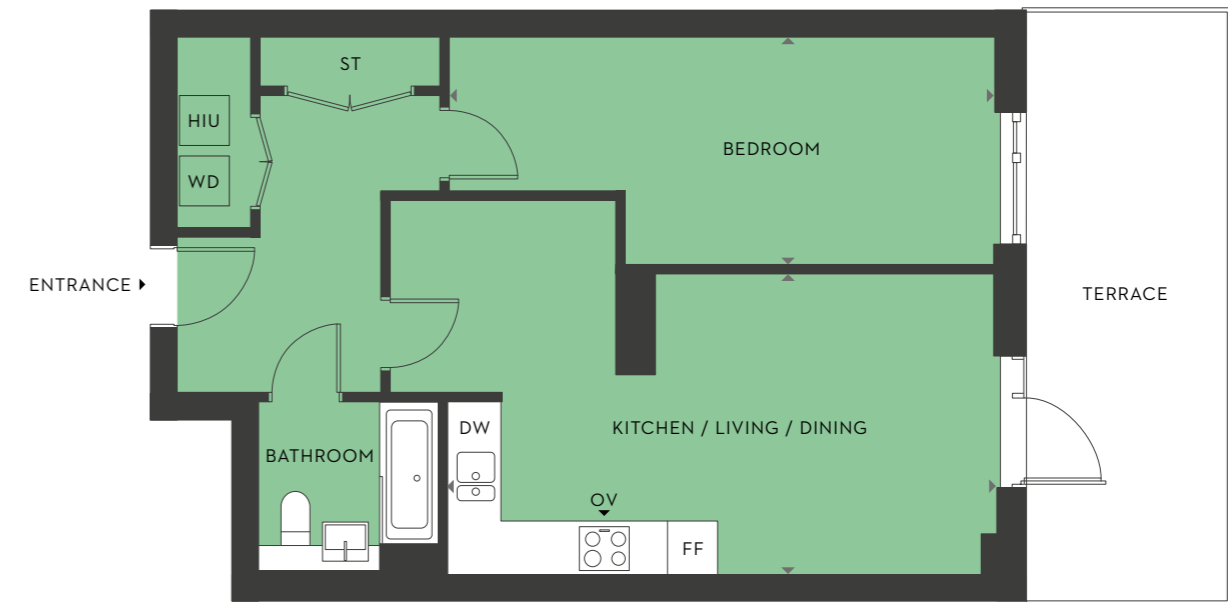
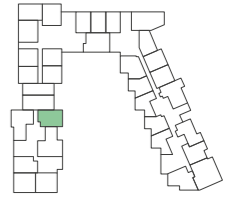
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 3.1m	25'0" x 10'1"
Bedroom	4.7m x 3.2m	15'6" x 10'7"
Total	58.0 sq m	624 sq ft
Terrace	12.7sq m	136 sq ft

PLOT 7 1 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

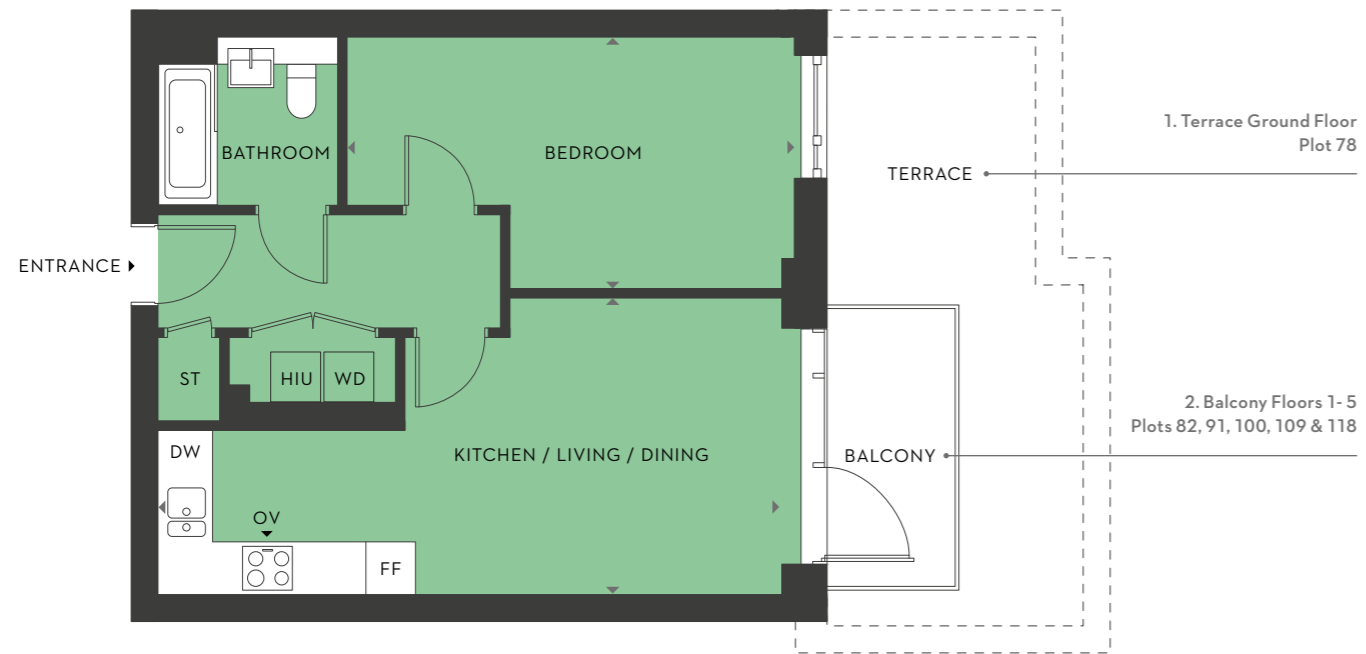
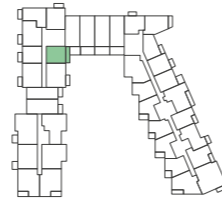
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	6.6m x 3.6m	21'7" x 11'8"
Bedroom	6.6m x 2.7m	21'7" x 8'9"
Total	61.2 sq m	658 sq ft
Terrace	16.4 sq m	176 sq ft

PLOTS 78, 82, 91, 100, 109 & 118
1 BEDROOM APARTMENT



FLOORS G, 1, 2, 3, 4 & 5



Kitchen / Living / Dining	7.5m x 3.6m	24'5" x 11'7"
Bedroom	5.4m x 3.0m	17'6" x 9'9"
Total	51.0 sq m	549 sq ft
1. Terrace Ground	16.0 sq m	172 sq ft
2. Balcony Floors 1-5	5.0 sq m	53 sq ft

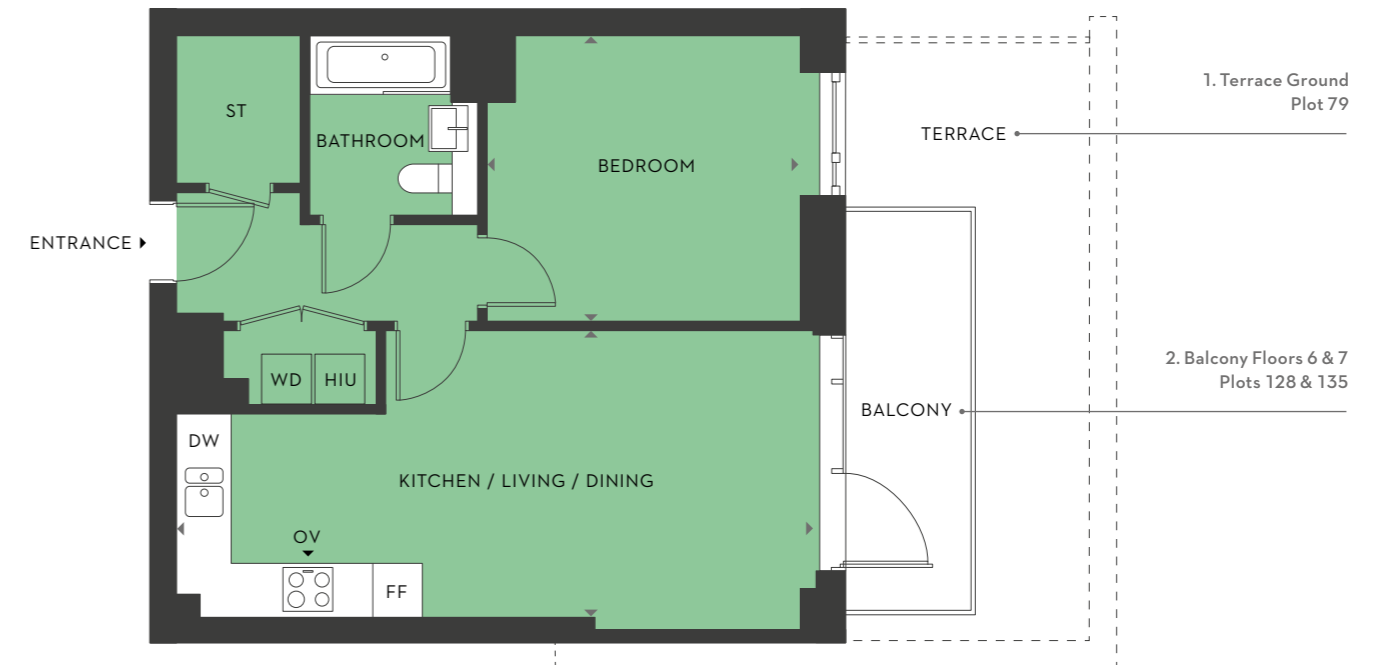
FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

PLOTS 79, 128 & 135
1 BEDROOM APARTMENT



FLOORS G, 6 & 7



Kitchen / Living / Dining	7.7m x 3.4m	25'3" x 11'3"
Bedroom	3.9m x 3.4m	12'7" x 11'3"
Total	52.2 sq m	561 sq ft
1. Terrace Ground	21.0 sq m	226 sq ft
2. Balcony Floors 6 & 7	7.0 sq m	75 sq ft

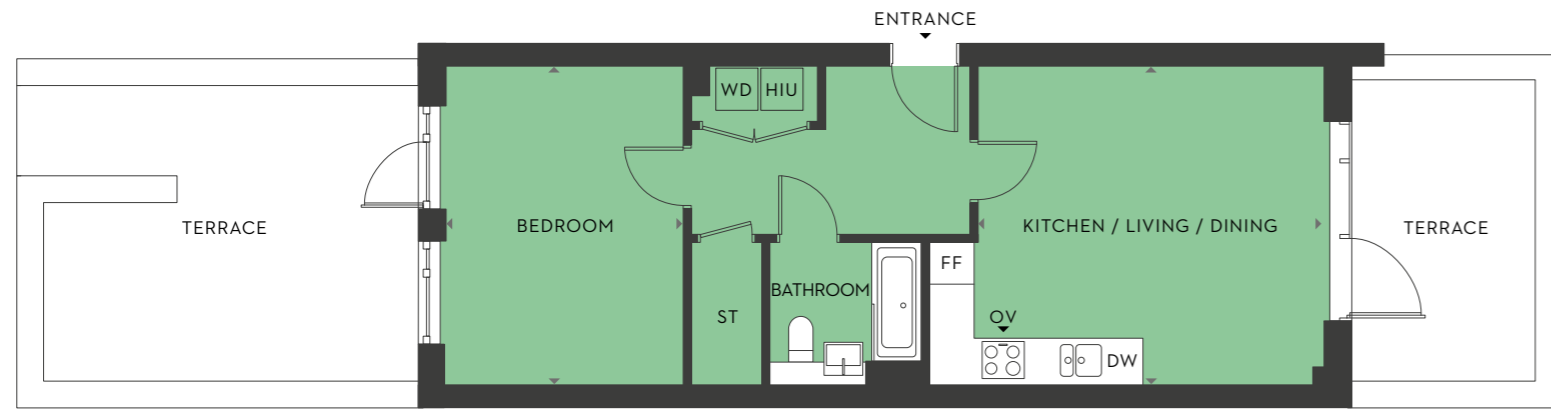
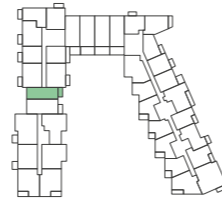
FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

PLOT 80
1 BEDROOM APARTMENT



FLOORS G



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

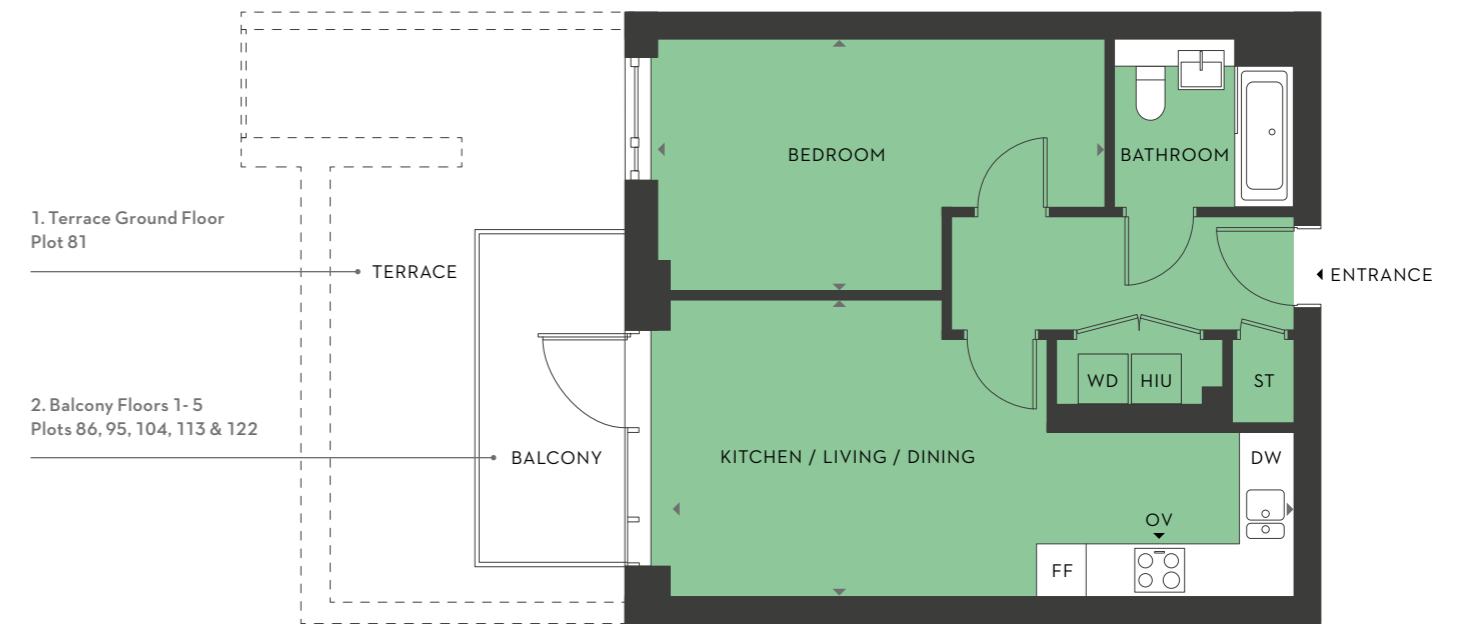
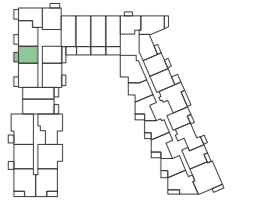
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.6m x 4.5m	18'4" x 14'9"
Bedroom	4.5m x 3.4m	14'9" x 11'1"
Total	56.6 sq m	609 sq ft
Terrace	37.0 sq m	398 sq ft

PLOTS 81, 86, 95, 104, 113 & 122
1 BEDROOM APARTMENT



FLOORS G, 1, 2, 3, 4 & 5



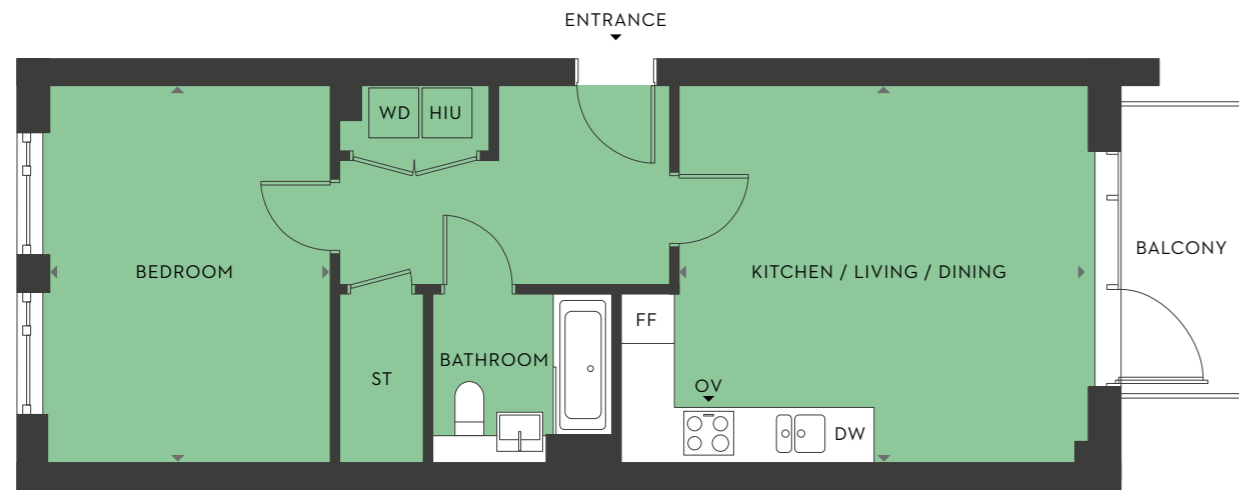
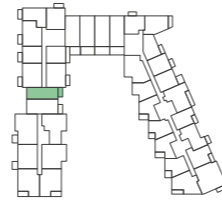
FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.5m x 3.6m	24'5" x 11'7"
Bedroom	5.4m x 3.0m	17'6" x 9'9"
Total	51.0 sq m	549 sq ft
1. Terrace Ground	28.0 sq m	301 sq ft
2. Balcony Floors 1-5	7.0m sq m	75 sq ft

PLOTS 84, 93, 102, 111, 120, 129 & 136
1 BEDROOM APARTMENT

FLOORS 1, 2, 3, 4, 5, 6 & 7



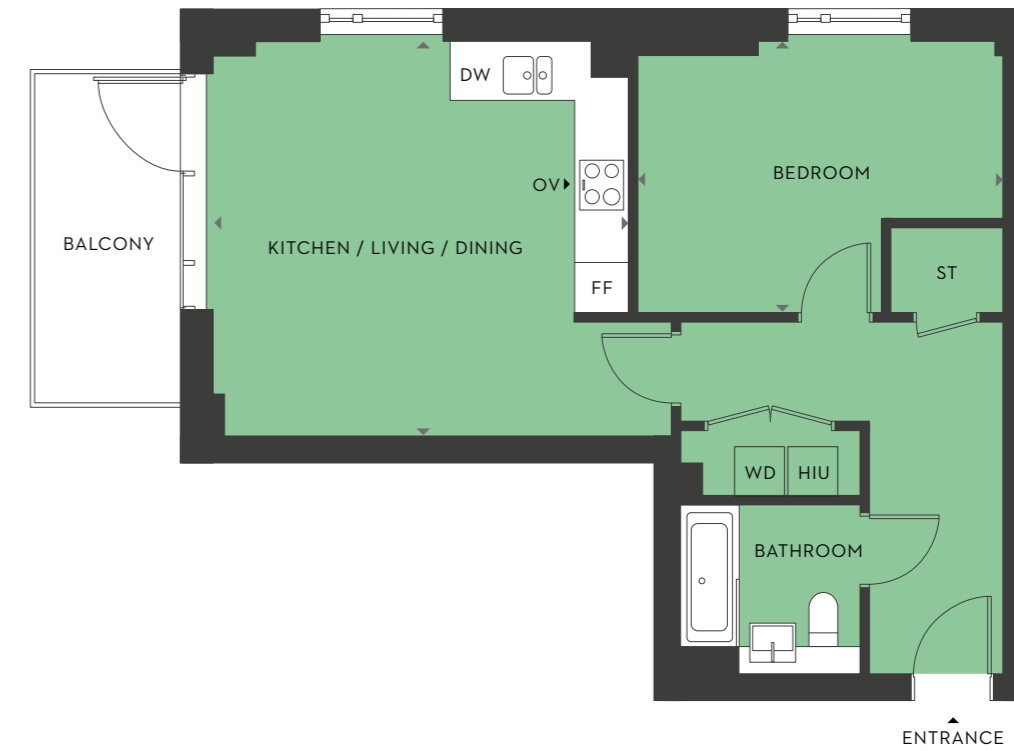
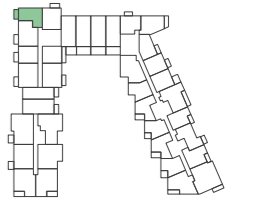
FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
 For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.6m x 4.5m	18'4" x 14'9"
Bedroom	4.5m x 3.4m	14'9" x 11'1"
Total	56.6 sq m	609 sq ft
Balcony	5.2 sq m	56 sq ft

PLOTS 88, 97, 106, 115 & 124
1 BEDROOM APARTMENT

FLOORS 1, 2, 3, 4 & 5



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

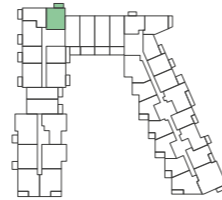
Kitchen layout, HIU and WD positions may vary within the space shown.
 For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.0m x 4.8m	16'4" x 15'6"
Bedroom	4.4m x 3.3m	14'4" x 10'7"
Total	55.5 sq m	597 sq ft
Balcony	7.0 sq m	75 sq ft

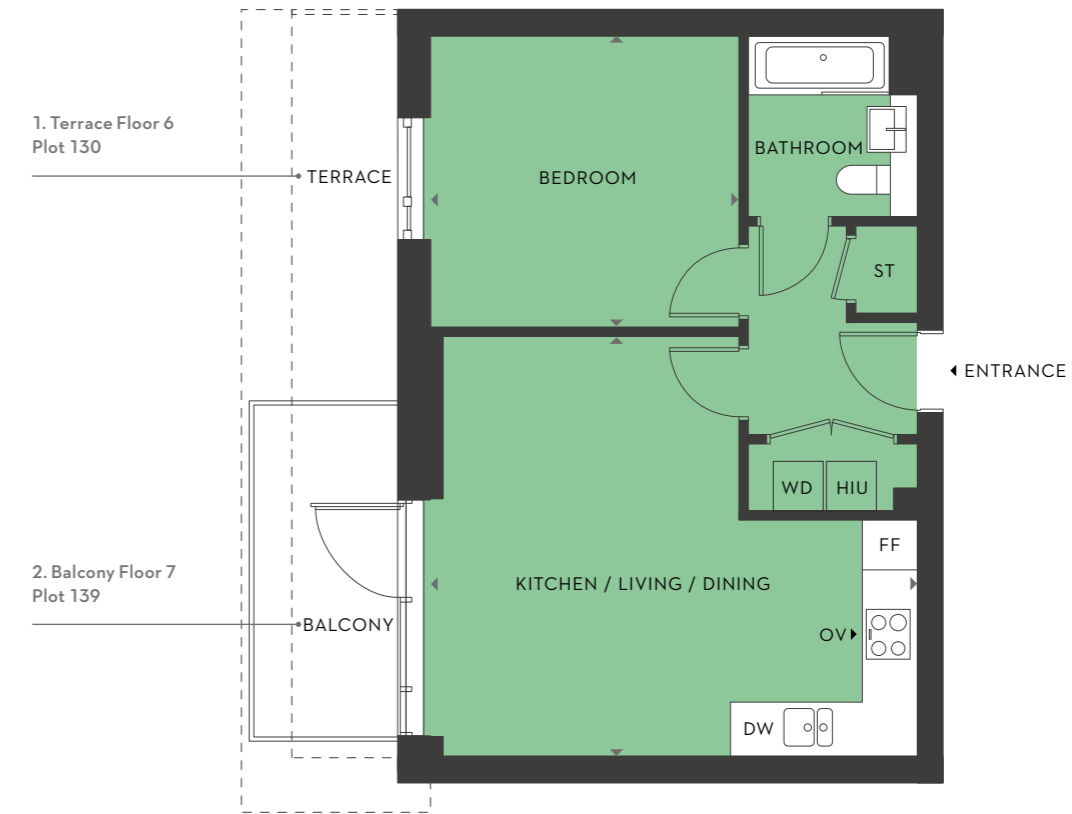
PLOTS 89, 98, 107, 116 & 125
1 BEDROOM APARTMENT



FLOORS 1, 2, 3, 4 & 5



PLOTS 130 & 139
1 BEDROOM APARTMENT



FLOORS 6 & 7



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining
Bedroom
Total
Balcony

5.8m x 4.3m
5.4m x 3.0m
62.2 sq m
7.0 sq m

19'0" x 14'1"
17'7" x 9'8"
669 sq ft
75 sq ft

FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
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Kitchen / Living / Dining
Bedroom
Total
1. Terrace Floor 6
2. Balcony Floor 7

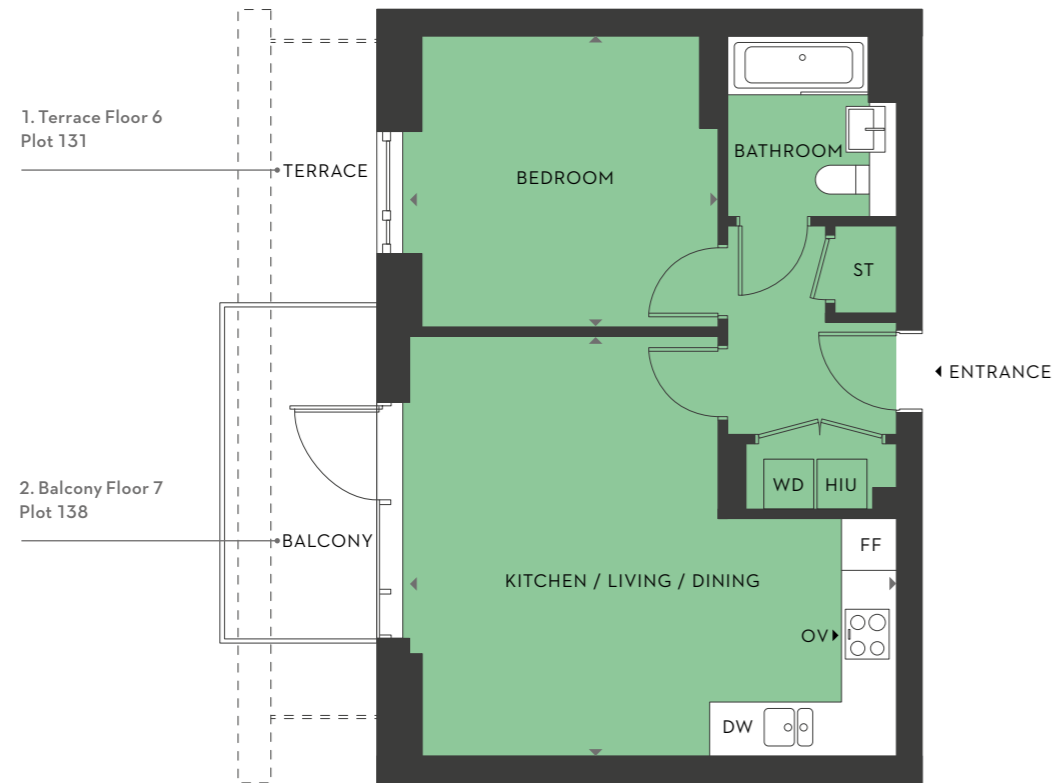
5.8m x 5.0m
3.7m x 3.5m
50.1 sq m
10.0 sq m
7.0 sq m

19'2" x 16'5"
12'2" x 11'4"
539 sq ft
107 sq ft
75 sq ft

PLOTS 131 & 138 1 BEDROOM APARTMENT



FLOORS 6 & 7



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

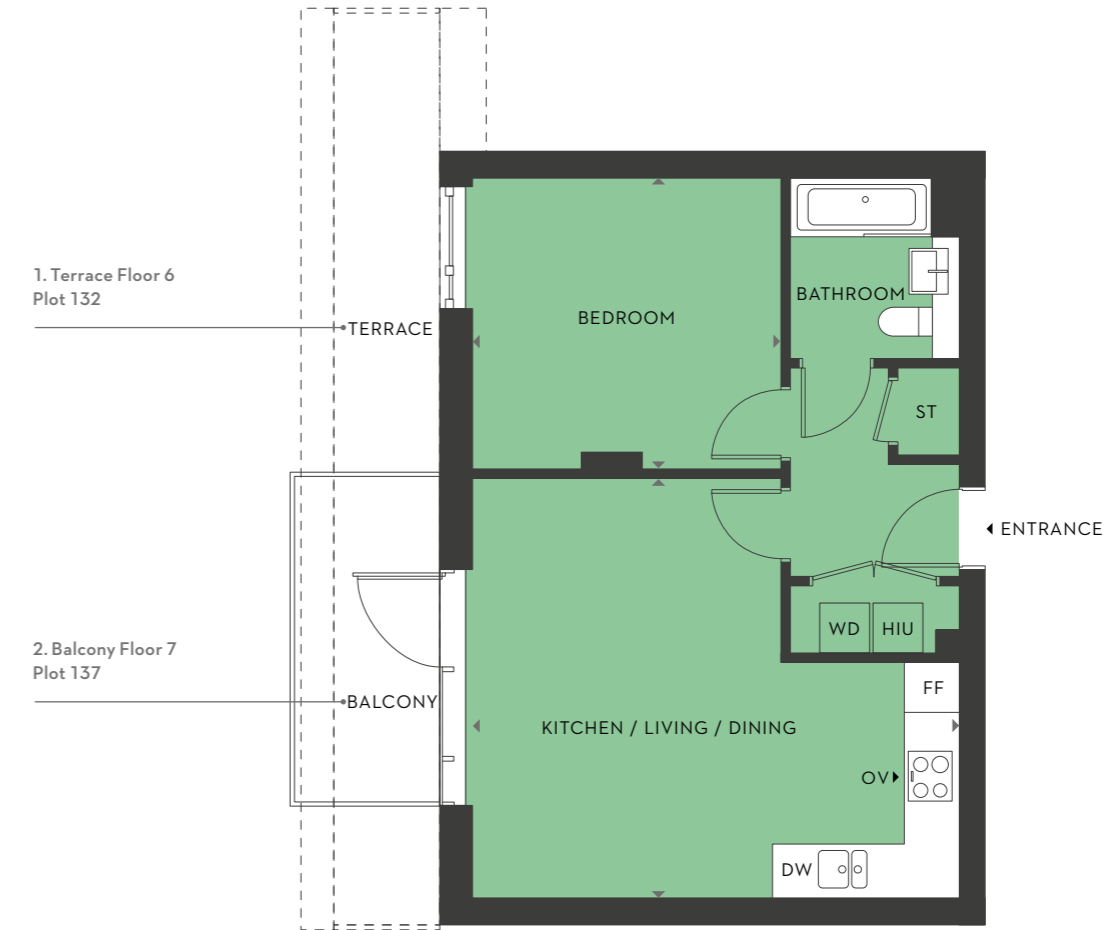
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.8m x 5.0m	19'2" x 16'5"
Bedroom	3.7m x 3.5m	12'2" x 11'4"
Total	50.0 sq m	538 sq ft
1. Terrace Floor 6	9.0 sq m	96 sq ft
2. Balcony Floor 7	7.0 sq m	75 sq ft

PLOTS 132 & 137 1 BEDROOM APARTMENT



FLOORS 6 & 7



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

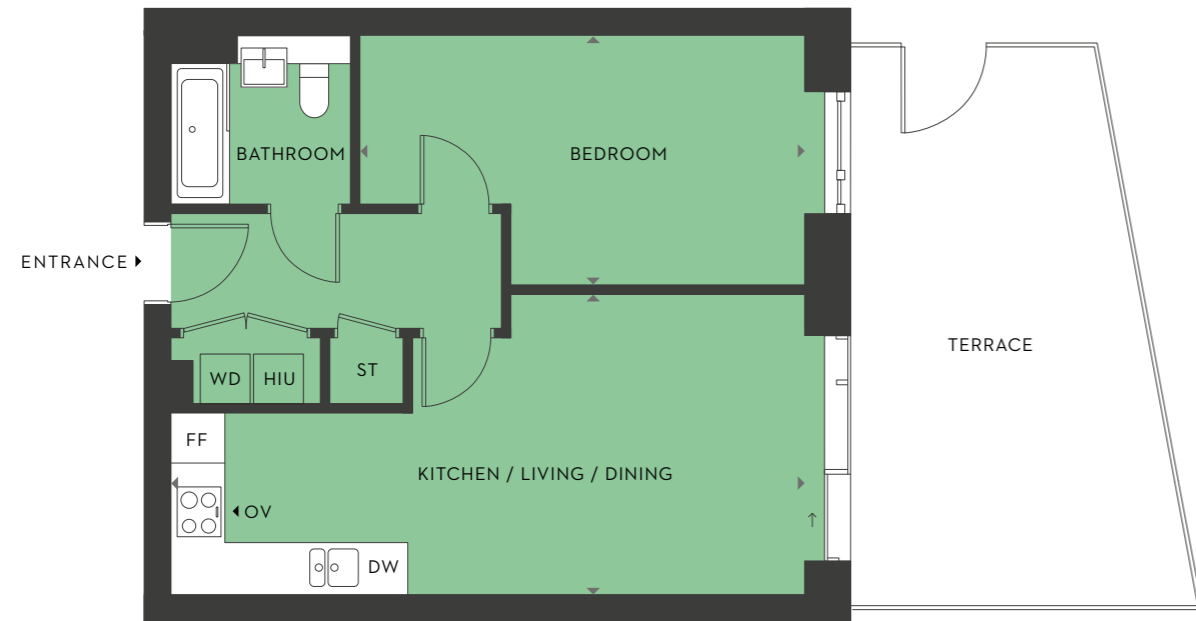
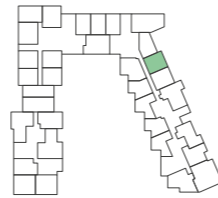
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.8m x 5.0m	19'2" x 16'5"
Bedroom	3.7m x 3.5m	12'2" x 11'4"
Total	50.4 sq m	542 sq ft
1. Terrace Floor 6	12.0 sq m	129 sq ft
2. Balcony Floor 7	7.0 sq m	75 sq ft

PLOT 176
1 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

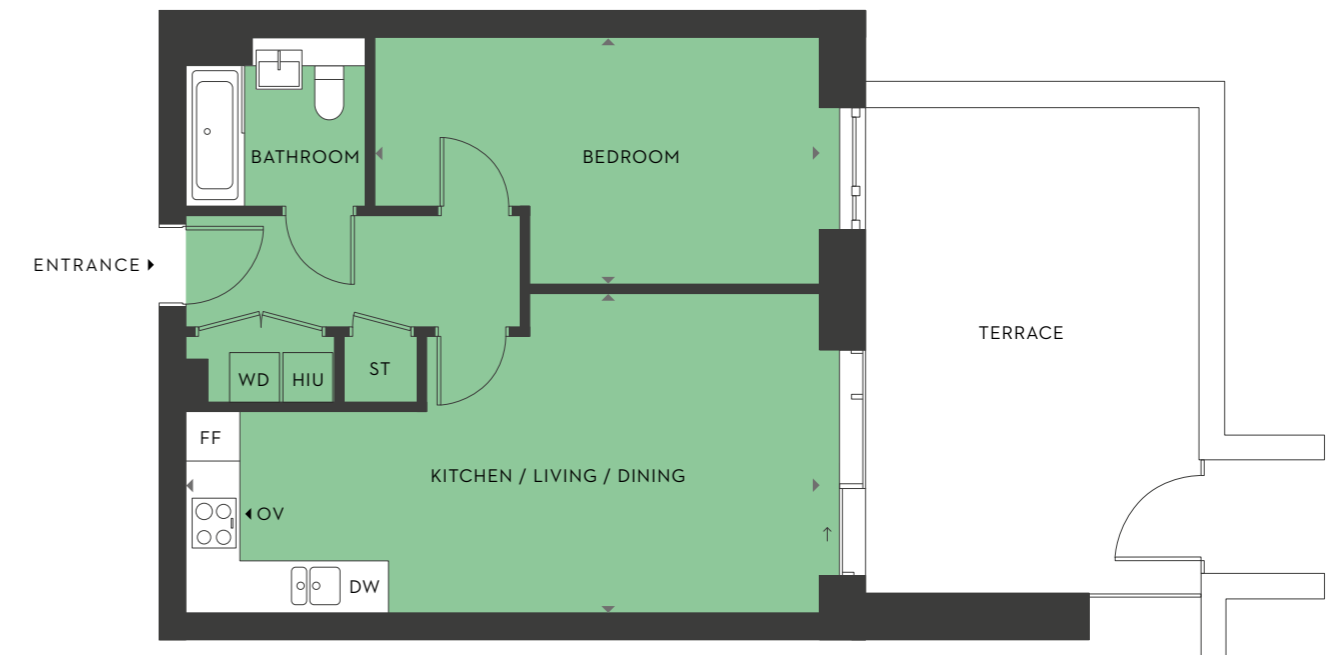
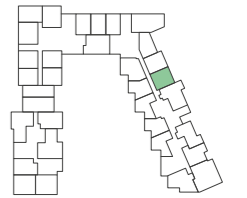
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 3.6m	25'0" x 11'9"
Bedroom	5.4m x 3.0m	17'6" x 9'8"
Total	52.4 sq m	564 sq ft
Terrace	23.1 sq m	248 sq ft

PLOT 177
1 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

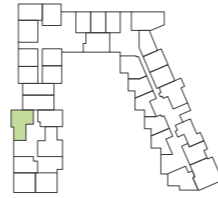
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 3.9m	25'0" x 12'7"
Bedroom	5.4m x 3.0m	17'6" x 9'7"
Total	53.9 sq m	580 sq ft
Terrace	24.4 sq m	262 sq ft

PLOT 5 2 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

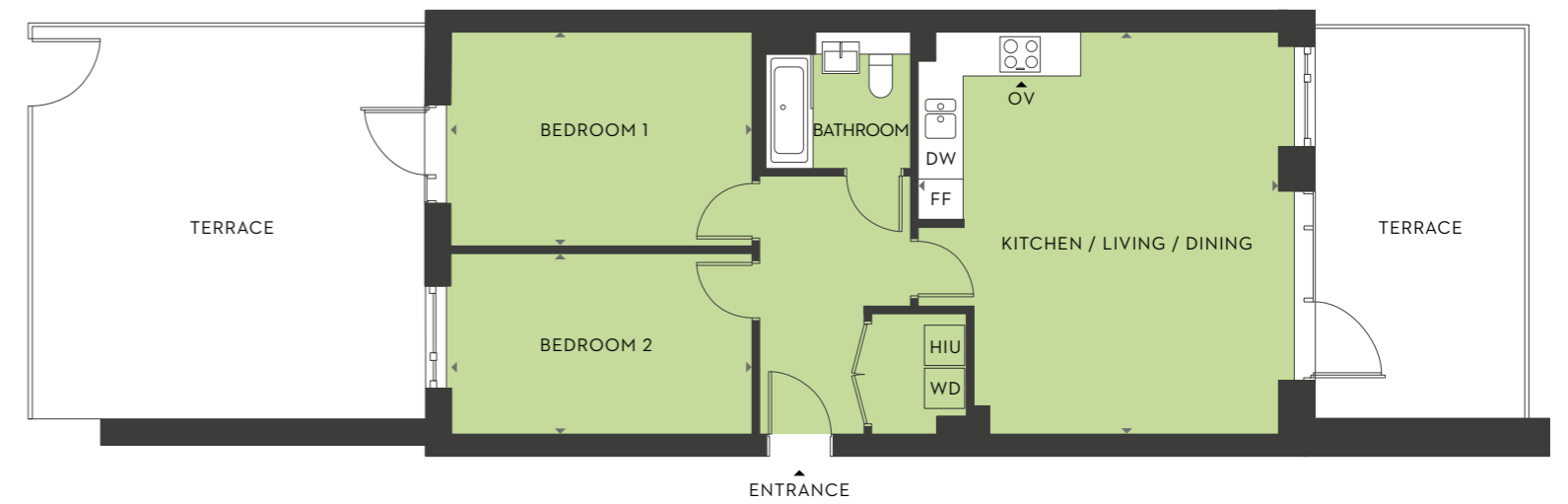
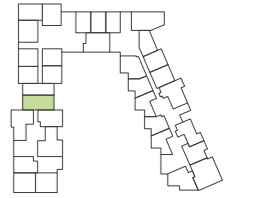
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.7m x 4.5m	18'9" x 14'7"
Bedroom 1	5.0m x 3.6m	16'5" x 11'7"
Bedroom 2	4.5m x 2.7m	14'8" x 8'9"
Total	79.3 sq m	853 sq ft
Terrace	48.3 sq m	519 sq ft

PLOT 6 2 BEDROOM APARTMENT



GROUND FLOOR



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit

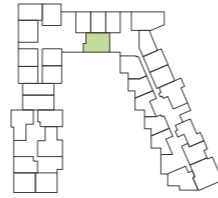
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	6.0m x 5.4m	19'6" x 17'6"
Bedroom 1	4.5m x 3.2m	14'7" x 10'4"
Bedroom 2	4.5m x 2.7m	14'7" x 8'8"
Total	73.6 sq m	792 sq ft
Terrace	50.2 sq m	540 sq ft

PLOT 77
2 BEDROOM APARTMENT



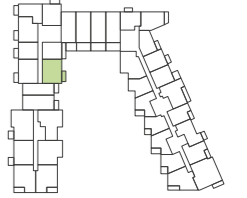
GROUND FLOOR



PLOTS 83, 92, 101, 110 & 119
2 BEDROOM APARTMENT



FLOORS 1, 2, 3, 4 & 5



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 4.4m	24'9" x 14'3"
Bedroom 1	4.4m x 3.2m	14'4" x 10'4"
Bedroom 2	4.2m x 2.9m	13'7" x 9'6"
Total	75.2 sq m	809 sq ft
Terrace	29.5 sq m	317 sq ft

FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

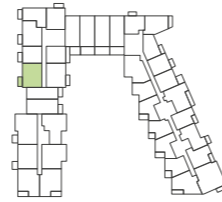
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 3.6m	25'1" x 11'7"
Bedroom 1	5.4m x 2.7m	17'7" x 9'0"
Bedroom 2	5.3m x 3.2m	17'1" x 10'4"
Total	73.6 sq m	792 sq ft
Balcony	7.0 sq m	75 sq ft

PLOTS 85, 94, 103, 112 & 121
2 BEDROOM APARTMENT



FLOORS 1, 2, 3, 4 & 5



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
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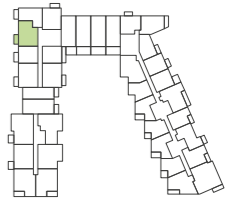
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.6m x 3.6m	25'1" x 11'7"
Bedroom 1	5.4m x 2.7m	17'7" x 9'0"
Bedroom 2	5.3m x 3.2m	17'1" x 10'4"
Total	73.6 sq m	792 sq ft
Balcony	7.0 sq m	75 sq ft

PLOTS 87, 96, 105, 114 & 123
2 BEDROOM APARTMENT



FLOORS 1, 2, 3, 4 & 5



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	7.5m x 3.9m	24'6" x 12'6"
Bedroom 1	5.3m x 2.7m	17'3" x 9'0"
Bedroom 2	4.1m x 3.5m	13'6" x 11'5"
Total	71.8 sq m	772 sq ft
Balcony	7.0 sq m	75 sq ft

PLOT 90
2 BEDROOM APARTMENT



FLOOR 1



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

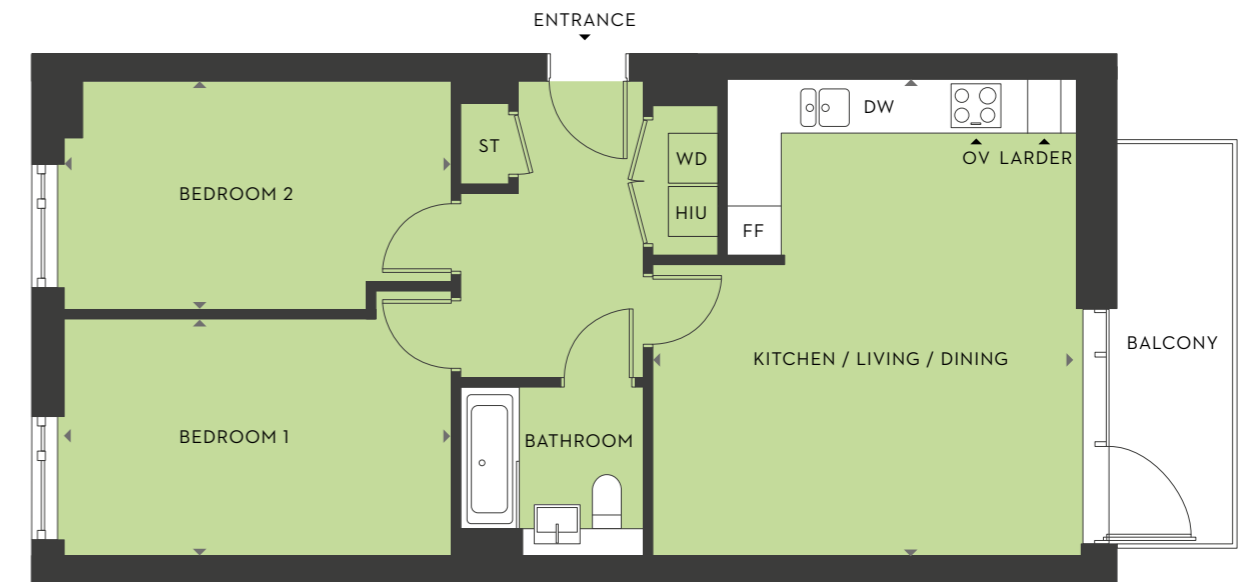
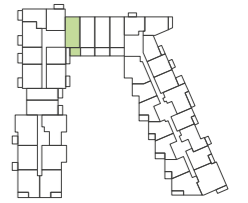
Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.7m x 5.1m	18'8" x 16'8"
Bedroom 1	4.7m x 2.9m	15'3" x 9'4"
Bedroom 2	4.7m x 2.9m	15'3" x 9'4"
Total	70.2 sq m	755 sq ft
Terrace	13.6 sq m	146 sq ft

PLOTS 99, 108, 117 & 126
2 BEDROOM APARTMENT



FLOORS 2, 3, 4 & 5



FF Integrated Fridge Freezer **OV** Single Oven **WD** Washer/Dryer
DW Dishwasher **HIU** Heat Interface Unit **ST** Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.7m x 5.1m	18'8" x 16'8"
Bedroom 1	4.7m x 2.9m	15'3" x 9'4"
Bedroom 2	4.7m x 2.9m	15'3" x 9'4"
Total	70.2 sq m	755 sq ft
Balcony	7.0 sq m	75 sq ft

PLOTS 127 & 134
2 BEDROOM APARTMENT



FLOORS 6 & 7



Kitchen / Living / Dining	7.5m x 3.6m	24'6" x 12'0"
Bedroom 1	4.7m x 2.8m	15'3" x 9'1"
Bedroom 2	5.4m x 2.8m	17'6" x 9'1"
Total	71.5 sq m	769 sq ft
Balcony	7.0 sq m	75 sq ft

FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

PLOTS 133 & 140
2 BEDROOM APARTMENT



FLOORS 6 & 7



Kitchen / Living / Dining	8.2m x 3.5m	26'9" x 11'5"
Bedroom 1	4.3m x 3.4m	14'1" x 11'1"
Bedroom 2	4.1m x 3.7m	13'6" x 12'3"
Total	83.0 sq m	893 sq ft
1. Terrace Floor 6	23.0 sq m	247 sq ft
2. Balcony Floor 7	7.0 sq m	75 sq ft

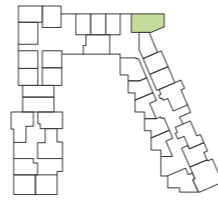
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DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
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PLOT 144
2 BEDROOM APARTMENT



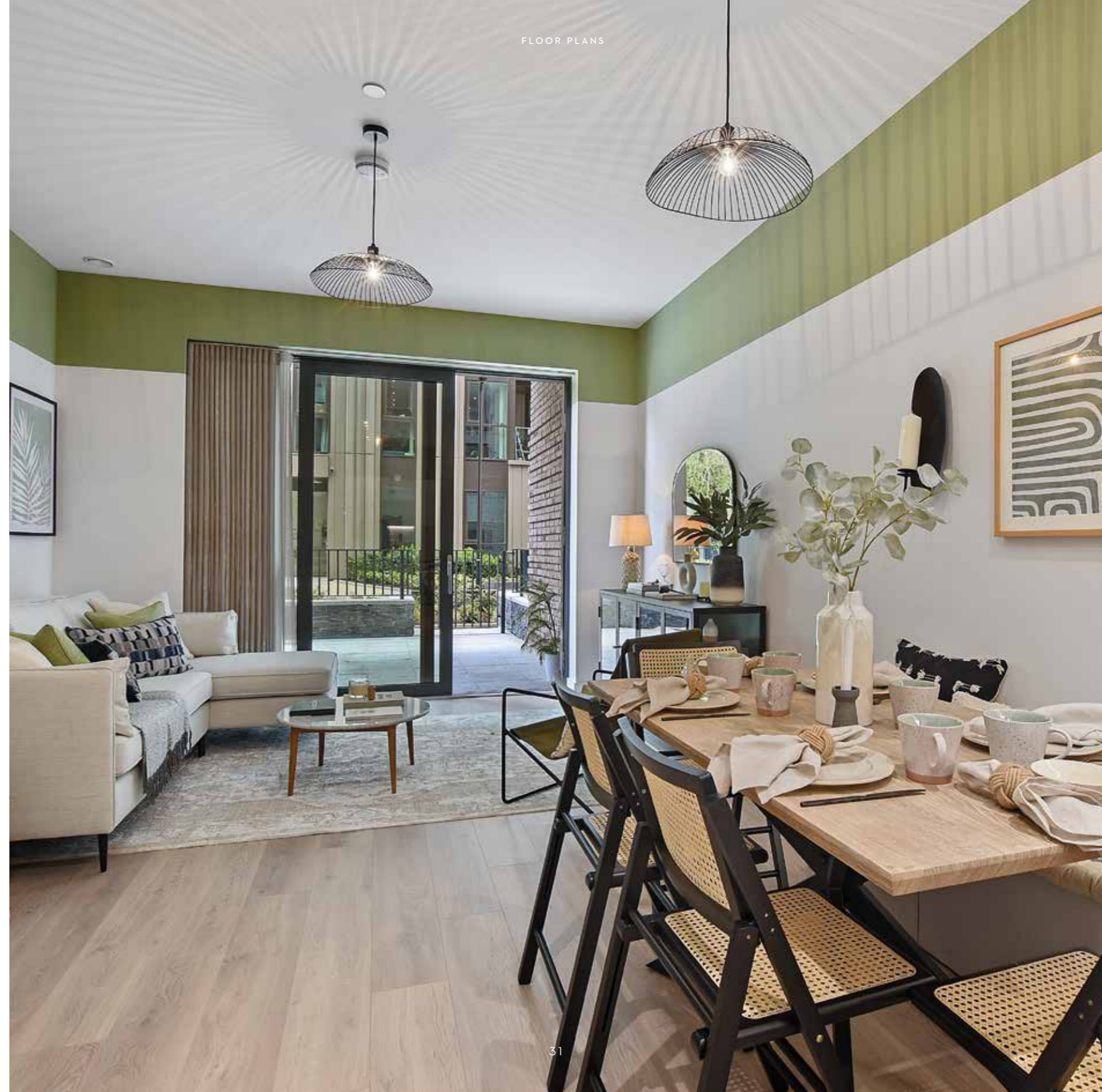
GROUND FLOOR



FF Integrated Fridge Freezer OV Single Oven WD Washer/Dryer
DW Dishwasher HIU Heat Interface Unit ST Storage

Kitchen layout, HIU and WD positions may vary within the space shown.
For exact details on your chosen plot please speak to the Sales Team.

Kitchen / Living / Dining	5.6m x 5.2m	18'5" x 17'0"
Bedroom 1	4.9m x 3.4m	15'9" x 11'1"
Bedroom 2	4.9m x 3.0m	15'9" x 9'8"
Total	87.8 sq m	945 sq ft
Terrace	12.3 sq m	132 sq ft



SPECIFICATION



INTERIOR FINISHES

- Oak wood effect flooring in kitchen and living area
- Smooth finished ceilings emulsioned in white to complement the white emulsioned finish of the interior walls
- Painted satin wood colour internal doors
- Traditional opening hinged doors onto balconies
- Communal gas fired heating system serving white radiators with individual thermostatic controls
- Low energy LED white downlighters to kitchen / bathroom and en-suites

BEDROOM

- Eminence smoky mountain carpeting

KITCHEN

- Contemporary light grey units
- Dark Anthracite Fino laminate worktops
- Electric ceramic hob
- Splashback in white toughened back painted glass
- Built in electric oven and grill
- Integrated fridge freezer
- 1.5 stainless steel sink with drainer
- Compartmental recycling bins
- Freestanding washer dryer in separate utility cupboard (where shown on plans)
- Integrated dishwasher

LIVING AREA

- Media plate inclusive of 2 double sockets
- TV point
- 2 satellite points
- Telephone point



EN-SUITE & BATHROOM

- Roca White bath panel with glass screen
- Light grey matt wall and floor tiles
- Roca Laura hand basin and Hansgrohe chrome mixer tap
- Floor mounted white WC
- Shower with fitted clear glass screen and step in shower tray (where shown on plans)
- Adjustable wall mounted chrome shower head
- Polished chrome accessories
- Feature mirror above basin and shaver socket

MASTER BEDROOM

- Media plate inclusive of 2 double sockets
- TV point
- 1 satellite point
- Telephone point



BALCONIES

- Ground floor terraces featuring granite flag stones and metal powder coated vertical railings
- Upper floor terraces and balconies featuring aluminium decking and powder coated handrails with glazing

COMMUNAL AREAS

- Passenger lifts located within entrance lobby
- Tiled communal entrance hall and carpet floor finish to communal corridors
- Cycle storage
- CCTV
- Audio visual door entry system

MOVING MADE SIMPLE



TYPICAL STEPS TO BUYING WITH SHARED OWNERSHIP

FIND

- 1. Start your journey**
Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.
- 2. Are you eligible?**
Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.
- 3. Check out the development**
Book your viewing with our Sales Team, you can do this virtually and in person.

APPLY

- 4. Select your preferred home**
Have you seen something you like?
Tell us which apartment is your preferred one.
- 5. We offer you a home**
We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Heron Quarter or at another of our developments.
- 6. Purchasing interview**
You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Consultant will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

- 7. Instruct your solicitor**
When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.
- 8. Exchange of contracts**
You're nearly there, exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.
- 9. Home demonstration**
When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, the heating and security systems.
- 10. Legal completion**
Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Heron Quarter!

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a government funded part-buy part-rent scheme designed to help people to buy a home of their own. You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing'). Shares available to buy at Heron Quarter may vary.

WHO IS ELIGIBLE?

Please speak to a member of the Sales Team for the latest eligibility criteria.



Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are approximate and subject to review when viewing your chosen plot and should not be relied upon when ordering floor coverings or furnishings. CGIs and interior images are for illustrative purposes only. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. Please ask the sales team for up-to-date information when reserving your new home. May 2021.



HERON QUARTER II

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